

REGULAR MEETING
AGENDA

Wednesday, January 21, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

APPROVAL OF MINUTES

1. **Minutes of decisions from December 17, 2003** (seated ZBA members for these decisions were Ramsay Bell, Everett Drugge, Al Tibbetts, Gary Greene, and Dick Sanford):
 - a. 87-2003 Christopher and Nicola Mehan, 19 Bayberry Lane.
 - b. 95-2003, Robert E. Young Associates Architects on behalf of Daniel Lovegrove, 174 West Avenue.
 - c. 96-2003, Peter & Lynn Maro, 2435 Boston Post Road.
 - d. 97-2003, William W. Seymour & Associates on behalf of John B. Ward, 32 Beach Drive.
 - e. 98-2003, Glen Gate Company on behalf of Mr. and Mrs. Albutt, 11 Tulip Tree Lane.
 - f. 99-2003, Gleason, Hill & Ambrette, LLC on behalf of Mary K. Kosnik, 50 Horseshoe Road.
 - g. 100-2003, Jennifer Montanaro, 7 Miles Road.

PUBLIC HEARINGS

CALENDAR NO. 93-2003

The application of Mark R. Strazza on behalf of Dennis & Marilyn Giannos filed on October 22, 2003 for a variation of Section 334 of the Darien Zoning Regulations to allow the construction of one and two story additions. Section 334: construction of additional building volume on a portion of the lot with 135.0 in lieu of 150.0 feet minimum required lot width. The property is situated on the northeast side of the Pondfield Lane cul-de-sac approximately 500 feet north of the intersection of Pondfield Lane and Old Farm Road and is shown on Tax Assessor's Map #66 as Lot #91, being 11 Pondfield Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 2-2004

The application of William W. Seymour & Associates on behalf of A. Timothy & Margot West filed on December 23, 2003 for variations of Section 406 of the Darien Zoning Regulations to allow the reconstruction and construction of one and two story additions to the existing dwelling. Section 406: 23.5 in lieu 65.0 feet minimum required front yard setback as measured from the centerline of Winthrop Road; and 9.5 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the south side of Edgehill Drive at the southeast corner formed by the intersection of Searles Road and Edgehill Drive and is shown on Tax Assessor's Map #67 as Lot #45, being 4 Edgehill Drive and located in an R-1 (residential) Zone.

CALENDAR NO. 3-2004

The application of Susan Borgen and Cathy Knies, d/b/a T- Party Antiques and Tea Room, on behalf of Dolcetti Inc. filed on December 23, 2003 for a variation of Section 928.18 of the Darien Zoning Regulations to allow the installation of a directional wall sign. Section 928.18: installation of a sign on a lot (979 Boston Post Road) other than the lot (2 Squab Lane) which the sign refers to. The property is situated on the northwest side of Boston Post Road approximately 170 feet north of the intersection of Day Street and Boston Post Road and is shown on Tax Assessor's Map #73 as Lot #30, being 979 Boston Post Road and located in a CBD (commercial) Zone.

CALENDAR NO. 4-2004

The application of Gleason Hill & Ambrette, LLC on behalf of Richard D. Sanford and Russell H. Sanford, and Commerce Bank filed on December 23, 2003 for variations of Sections 615, 616, 904, 906, 923, and 943 of the Darien Zoning Regulations to allow the construction of a one story bank building with off street parking and signage. Section 615.7: 21.0 in lieu of 25.0 feet minimum required rear yard setback for the building; Section 615.11: 2.0 in lieu of 20.0 feet minimum required front landscape depth; Section 615b: 2.0 in lieu of 75.0 feet minimum required front yard setback for parking; Section 616b: parking between the street line and the front of the building; Section 904: 30 in lieu of 37 minimum required parking spaces; Section 906.6: 0.0 in lieu of 20.0 feet minimum required front yard setback and 5.0 in lieu of 10.0 feet minimum required rear yard setback for parking; Section 923.1: to permit a wall sign with 27.5 in lieu of 24.0 maximum square feet, and 60 in lieu of 10" maximum figure (logo) height; Section 923.2: to permit a monument sign in lieu of a hanging sign with 38.4 in lieu of 6.0 maximum square feet, 8 in lieu of 6" maximum letter height, and 18 in lieu of 6" maximum figure (logo) height; Section: 923.4: to permit internally illuminated signs; and Section 943: 0 in lieu of 20.0 feet minimum required front landscape area. The property is situated on the southeast side of Boston Post Road approximately 510 feet west of the intersection of Boston Post Road and Brookside Road and is shown on Tax Assessor's Map #16 as Lots #101 and 103 being 714-728 Boston Post Road and located in a DB-1 (commercial) Zone.

CALENDAR NO. 5-2004

The application of Robert F. Maslan, Jr. Esq. on behalf of Denis Manelski and Jennifer Manelski filed on December 23, 2003 for an appeal if necessary under Section 1122 of the order, requirement, decision, and/or determination of the Zoning Enforcement Officer; for interpretations of Sections 371 and 385; and, if necessary, variations of Sections 334, 406, and 825 of the Darien Zoning Regulations to allow the construction of a two and one-half story replacement residence with a one story wrap around porch, and an attached one and three quarter story garage. Section 1122: an interpretation that under Connecticut General Statute § (Section) 8-26a, the current Zoning Regulations do not apply to the subject property; Section 371: an interpretation that the proposed 7.0' octagonal by 4.5' high roof structure (cupola) is an acceptable architectural feature exempt from the height regulations; Section 385: a determination that the subject lot is a legal nonconforming building lot with 39,640 in lieu of 43,560

square feet minimum required lot size; Section 334: construction on a portion of the lot with 114.9 in lieu of 150.0 feet minimum required lot width; Section 406: 25.0 in lieu of 40.0 feet minimum required west rear yard setback for the replacement residence and garage; 25.0 in lieu of 40.0 feet minimum required east rear yard setback for the replacement residence and the wrap around porch; and Section 825: maintenance of existing basement storage space at 5.9 in lieu of 13.0 feet minimum required floor elevation. The property is situated on the south side of Pratt Island approximately 1,150 feet southeast of the intersection of Nearwater Lane and Baywater Drive and is shown on Tax Assessor's Map #55 as Lots #121 and 122, being 11 Pratt Island and located in an R-1 (residential) Zone.

GENERAL MEETING

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. General discussion of Application Materials.
3. Any other business (requires 2/3 vote of members present and voting).